



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 17, 2007
AGENDA DATE: October 24, 2007
PROJECT ADDRESS: 1115 Quinientos Street (MST2005-00609)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner *JMH*
Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

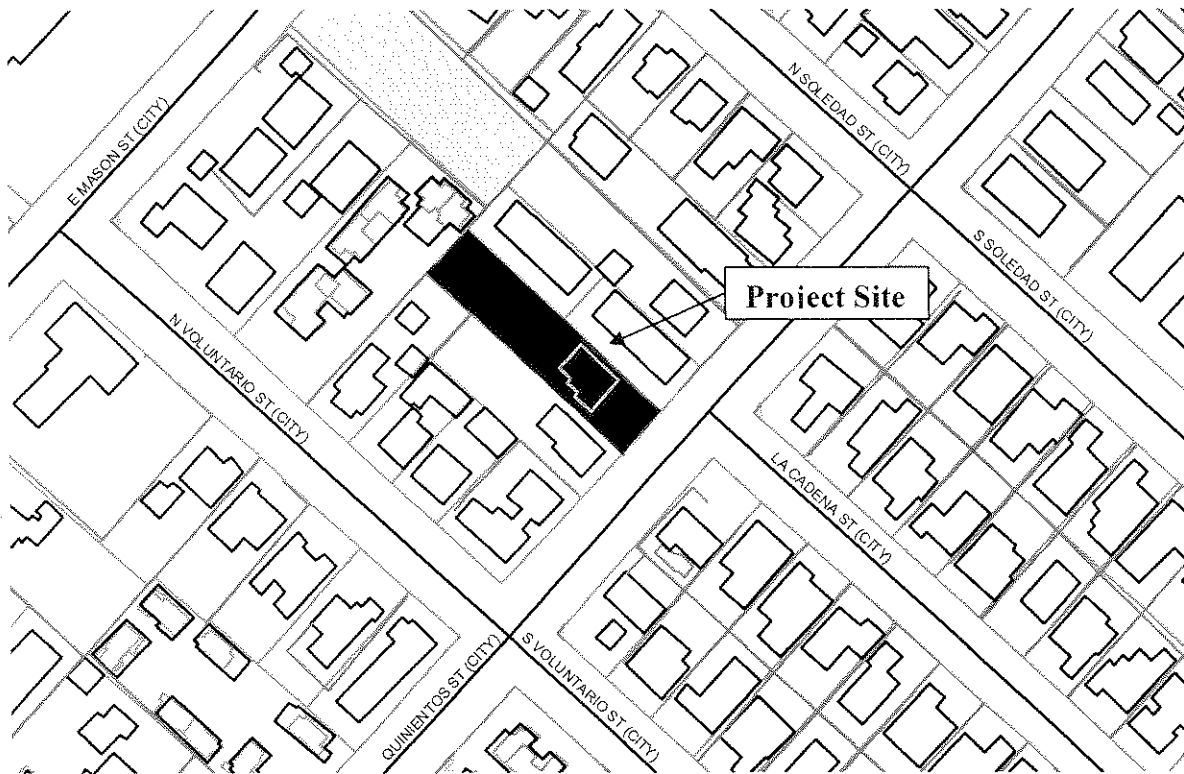
The project consists of a proposal to construct three (3) two-story, detached, three-bedroom residential condominium units with attached two-car garages on an 11,275 square foot lot. Currently, the parcel is vacant with access provided via an existing, shared driveway that has been constructed pursuant to a 15-foot wide access and utility easement across two adjacent parcels (APN 017-141-025 and -024). All three parcels are currently under the same ownership. To meet the City's 16-foot wide driveway requirement, an additional one foot in width would be allocated from the subject site and an easement over this one-foot wide area would be given to the adjacent parcels. The existing curb cut and driveway apron located near the southwest corner of the property would be removed.

II. REQUIRED APPLICATION

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three residential condominium units (SBMC Chapter 27.07 & 27.13).

III. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the Tentative Subdivision Map, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 1115 Quinientos Street

APPLICATION DEEMED COMPLETE: September 14, 2007
 DATE ACTION REQUIRED PER MAP ACT: December 4, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	On Design LLC	Property Owner:	Jaime and Robin Melgoza
Parcel Number:	APN 017-141-014	Total Lot Area:	11,275 square feet
General Plan:	Residential, 12 Units/Acre	Zoning:	R-2, Two-Family Residence
Existing Use:	Vacant	Proposed Use:	Residential Condominiums
Topography:	2 %		
Adjacent Land Uses:			
North: Residential		East: Residential	
South: Residential		West: Residential	

B. PROJECT STATISTICS

Unit	# of Bedrooms	Unit Size (net)	Parking
1	3	1,814 square feet	2-car garage; 459 square feet (net)
2	3	1,745 square feet	2-car garage; 459 square feet (net)
3	3	1,743 square feet	2-car garage; 459 square feet (net)

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Proposed
Setbacks -Front -Interior	15' 1 st floor/ 20' 2 nd floor 6'	15' 1 st floor/ 20' 2 nd floor 6'
Building Height	30' maximum	26' maximum
Parking	6 spaces	6 spaces
Lot Area Required for Each Unit	3,500 square feet required for each unit; 3 units x 3,500 sq. ft. = 10,500 sq. ft.	Lot area : 11,275 square feet
Open Yard Area	1,250 square feet (each area min. 20' x 20')	Unit 1: 765 sq. ft. Unit 2: 860 sq. ft. Unit 3: 400 sq. ft. 2,025 sq. ft.
Lot Coverage -Building/ Porch -Paving/Driveway -Landscaping	N/A N/A N/A	3,002 sq. ft. (27 %) 2,135 sq. ft. (19 %) 6,138 sq. ft. (54 %) 11,275 sq. ft. (100 %)

VI. ISSUES

A. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element: The project site is located in the Eastside neighborhood of the City which is bounded on the north by Canon Perdido Street; on the south by Highway 101; on the east by the base of the Riviera; and on the west by the rear of the commercial strip along the east side of Milpas Street.

Throughout most of the Eastside, the General Plan calls for a density of twelve dwelling units to the acre. It is an area of relatively modest homes with a scattering of duplex and apartment development.

Housing Element: Santa Barbara has very little vacant land for new residential development. Therefore, City housing policies support build out of infill housing units in the City's urban areas. Although the project site is currently vacant, the project is considered infill housing as the existing residence was demolished in 2001 and the site is located in a developed residential area. The City's Housing Element encourages construction of a wide range of housing types to meet the needs of various household types. The project would be consistent with the Housing Element as it will contribute three modestly-sized market rate residential units to the City's existing housing stock.

The Planning Commission has recently expressed concern about the large size of proposed condominium units and in response has established an informal guideline to limit condominium sizes to 85% of the lot area required under variable density. In this case, the guideline would limit the three bedroom units to 2,380 square feet each. The proposed units are between 1,743 and 1,814 square feet each, which is well below the guideline. Overall, the units average less than 65% of the variable density lot area requirement.

B. DESIGN REVIEW

The Architectural Board of Review (ABR) reviewed the project on three occasions (see Exhibit D – ABR Minutes). At the most recent concept review on June 19, 2006, the Board stated that the project is an appropriate scale for the neighborhood and provided the applicant with comments regarding minor design changes. The applicant has addressed the comments by providing a Craftsman style for Unit 3, similar to Units 1 and 2; providing carriage doors for all garages; and by providing a landscape plan. The other comments from the Board regarding the porch railing and the roof for Unit 1 are will be addressed at the next ABR review and would not substantially affect the site plan for the project.

C. ENVIRONMENTAL REVIEW

Cultural Resources: According to the City Master Environmental Assessment (MEA), the site is located in the American Period (1870-1900) and the Early 20th Century (1900-1920) cultural sensitivity zones. An Archaeological Letter Report prepared by David Stone, dated June 6, 2006, was accepted by the City's Environmental Analyst. The report concludes that the proposed project is not considered to have the potential to impact intact, potentially significant or important prehistoric or historic cultural remains and that no further measures are recommended. The standard condition of approval related to unanticipated archaeological resources has been included.

Conclusion: The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (New construction of small structures) and 15315 (Minor land divisions).

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. TENTATIVE SUBDIVISION MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. NEW RESIDENTIAL CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance.
The project complies with the physical standards for condominiums related to parking, private storage space, utility metering, laundry facilities, density, and outdoor living space requirements.
2. The proposed development is consistent with the General Plan of the City of Santa Barbara.
The project can be found consistent with policies of the City's General Plan including the Housing Element, Circulation Element and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
3. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.

The project is an infill residential project proposed in an area where multi-family developments are permitted. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A.** Conditions of Approval
- B.** Site Plan
- C.** Applicant Letter dated June 11, 2007
- D.** ABR Minutes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1115 QUINIENTOS STREET
TENTATIVE SUBDIVISION MAP
OCTOBER 24, 2007

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
 5. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on October 24, 2007 is limited to three (3) two-story, detached, three-bedroom residential condominium units with attached two-car garages and the improvements shown on the Tentative Subdivision Map and

project plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.

6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:

- (a) **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
- (b) **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
- (c) **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
- (d) **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
- (e) **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.

- B. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map for the project:

- 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
- 2. **Dedication.** An Easement as shown on the approved Tentative Subdivision Map and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:

A reciprocal access easement of one foot, zero inches wide at the Northeasterly line of subject property for vehicles and pedestrians on APN 017-141-014, in favor of APN 017-141-025 and -025.

3. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
 4. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
 5. **Quinientos Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Quinientos Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: all cracked and/or uplifted sidewalk, driveway apron modified to meet Title 24 requirements, crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, underground service utilities (*SBMC* §22.38.125 and §27.08.025), connection to City water and sewer mains, final on-site drainage improvements with supporting drainage calculations for installation of drainage pipe, curb drain outlets, slot/trench drain etc., preserve and/or reset survey monuments and contractor stamps, storm drain stenciling if any drop inlets and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
 6. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
- Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule,

including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.

2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
 3. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.
- E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review.
 2. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
 3. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
 4. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
3. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - (a) During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - (b) Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.
 - (c) Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
5. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
6. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
7. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
8. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.

9. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
10. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
11. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements *caused by construction* (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
3. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.

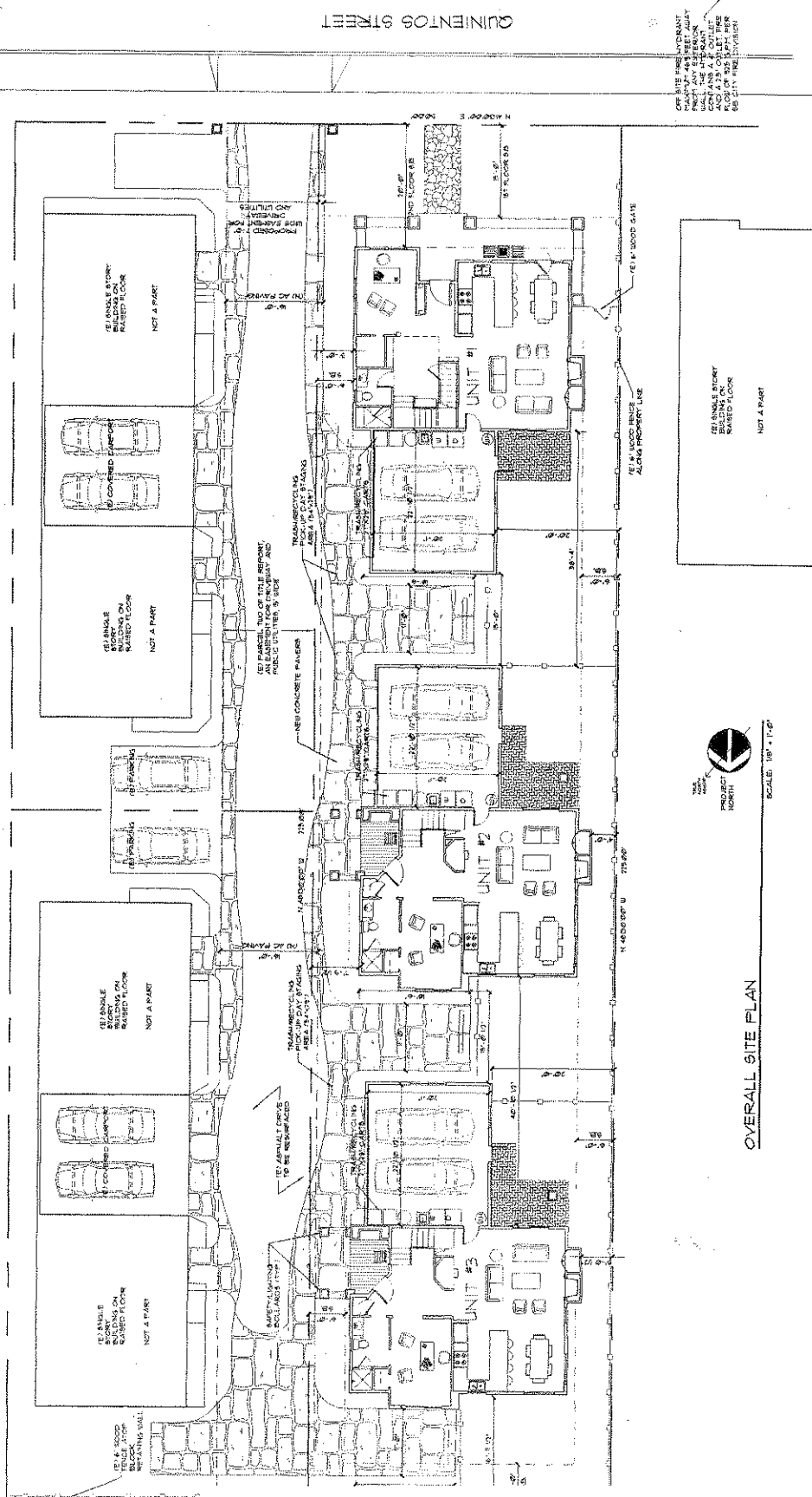
H. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:

The Staff Hearing Officer's action approving the Tentative Subdivision Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.

EXHIBIT B



OVERALL SITE PLAN



SCALE: 1/8" = 1'-0"

QUINTOS CONDOS
1115 QUINTOS STREET
SANTA BARBARA, CA 93103
SITE PLAN / LANDSCAPE PLAN

ON design LLC
1200 N. KIM - Suite 200 - Santa Barbara - California - 93101
Phone (805) 562-1354 Fax (805) 562-1354



ON design LLC
Architects
Structural Design
Keith Nelson
C-32451

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FAX: (805) 962-3904

June 11, 2007

RECEIVED

JUN 11 2007

**CITY OF SANTA BARBARA
PLANNING DIVISION**

City of Santa Barbara Staff Hearing Officer
Community Development Department
630 Garden Street
Santa Barbara, CA 93101

**Subject: Revised Applicant Letter
1115 Quinientos Street, APN 017-141-014
MST#2005-00609**

On behalf of the owner of 1115 Quinientos Street, On Design is pleased to submit this application for a land use permit and Tentative Map for Staff Hearing Officer review.

The proposed one-lot subdivision would create three (3) new residential condominium units on a currently-vacant parcel pursuant to SBMC § 27.07.

Project Justification

The project site is located in the City of Santa Barbara's Eastside Neighborhood. This is an area of modest homes interspersed with some multi-family (apartment, duplex, and condominium) development. Benefits of the proposed project include its provision of needed urban infill housing and opportunity for ownership, aesthetically pleasing site improvements that meet urban design guideline criteria, and compatibility with the surrounding neighborhood. The design is intended to promote efficient use of space while maintaining the rhythm of the streetscape.

Significant Issues and Problem Areas

The proposed project meets general plan policies and zoning ordinance regulations. No modifications are requested for the proposed project. The parcel is currently vacant. No significant issues or problems areas are apparent at this time.

Project Description

The proposed project consists of the construction of three new two-story condominium units with attached two-car garages on a parcel of approximately 11,275 square feet (gross and net) lot (50' wide by 225.5' deep). Currently, the property is vacant with access provided via an existing asphalt driveway that has been constructed pursuant to a 15'-wide access and utility easement across adjacent parcels 017-141-025 and 017-141-024. This driveway will be resurfaced as part of the proposed project. The subject parcel and the two adjacent parcels are owned by the same owner. Specific DART letter project description criteria are addressed below.

Uses of Existing and Proposed Structures

The project site is vacant. An existing driveway provides access to the vacant parcel. Proposed use consists of multi-family housing (three detached condominium units with attached two-car garages and the provision of three additional uncovered guest parking spaces).

Square Footages of Existing and Proposed Structures

No structures are located onsite.

Square footages of the proposed units are:

Unit 1: 1,814 (net), 2,116 (gross); Garage: 459 (net), 490 (gross)

Unit 2: 1,745 (net), 2,040 (gross); Garage: 459 (net), 490 (gross)

Unit 3: 1,743 (net), 2,032 (gross); Garage: 459 (net), 490 (gross)

Demolition or Removal of Any Structures

The site is vacant. No demolition or removal of any structures will be required.

Site Square Footage and Acreage

The parcel is 11,275 sq.ft. (.26 acre) in size.

Site coverage for the proposed project is:

Building Coverage: (3,002 sq.ft.) - 27%

Landscaping Coverage: (6,138 sq.ft.) - 54%

Coverage of Paved Areas: (2,135 sq.ft.) - 19%

It should be noted that more than half of the site is proposed to be landscaped. Emphasis is given to the incorporation of landscaping throughout the site to soften and enhance the aesthetics of the development.

Removal of Any Existing Trees or Significant Vegetation

The site is vacant and devoid of vegetation, other than weeds that have grown following rainy weather. No removal of trees or significant vegetation would be required.

Relevant Drainage Information

The site is located in flood zone X (no flood insurance required) and has an average slope of approximately 2%. Currently, storm water flows in a southerly direction towards Quinientos Street. The proposed storm water management system would collect and detain storm water runoff within an underground storage system. Stored water would then be allowed to re-enter the ground water supply. System overflow would honor existing neighborhood drainage patterns. Please see the attached September, 2006 Storm Drainage Report, prepared by Mike Gones, for more information. An updated hydrology report, dated May 2007, has also been included with this submittal.

Parking and Landscaping Statistics

Parking: The proposed project consists of three 3-bedroom, 3-bath condominium units. Required parking (per § 28.90.100.G.3) is two covered spaces per residential unit. The proposed project provides an attached two-car garage with each unit which satisfies the parking requirement. In order to maximize permeable surfaces and minimize hardscape, the proposed garages are located on the site's northeasterly

property line. This location allows residents to access the garages via the existing driveway, thereby eliminating the need for additional driveway paving.

Landscaping: ON Design generally recommends the incorporation of drought-tolerant, native species in its landscaping plans (where possible given the desires of the owner and input from reviewing bodies). In this case, the site is currently devoid of landscaping. A preliminary landscape plan has been included with this submittal.

Grading

Pursuant to the grading plan prepared by Mike Gones, the project will require less than 50 cubic yards of fill outside the footprint of the building. Beneath the footprint, less than 50 cubic yards of fill will be required. Approximately 150 cubic yards of recompaction would be required within the building footprint and approximately 100 cubic yards of recompaction would be required outside the building footprint. No material would be imported or exported.

Adjacent Land Use Designations and Zone Districts

The project site is surrounded by properties with a land use designation of Residential (12-Units/ Acre) and a Zoning designation of R-2 (Residential Two-family).

Additional Exterior Lighting

The proposed project includes exterior and walkway lighting as shown on the Elevation sheets. A lighting plan will be provided as the project proceeds through the review process.

Creation of Smoke or Odors

The proposed project is not expected to result in the creation of smoke or odors. Short-term construction-related dust may be generated. However, standard dust control measures and best practices required as conditions of project approval are expected to minimize such fugitive dust.

Creation of New Noise Sources

The proposed project would not create significant new noise sources. Short-term construction-related noise is possible; however, it is expected that standard construction hours and the City's standard conditions of approval will minimize any potential construction-related noise.

Geotechnical Studies

No geotechnical studies have been prepared for the project site.

Resource or Constraint Studies

A Flood Hazard Determination dated 8-15-05 and FIRM map dated 8-11-05 for the project site are attached to this letter.

An archaeological Letter Report confirming the absence of archaeological resources (dated June 6, 2006 and prepared by Stone Archaeological Consulting) is also included with this submittal.

Existing or Proposed Recreational Trails or Easements Traversing Project Site

There are no existing or proposed recreational trails or easements traversing the project site.

Property Adjacency to Creeks or Other Water Courses

The project site is not adjacent to any creeks or water courses.

Estimated Duration of Demolition, Number of Workers and Type of Equipment Needed

The property is currently vacant and no demolition is proposed.

Estimated Duration of Construction Activity, Number of Workers and Type of Equipment

Construction is estimated at one year. The numbers of workers is estimated to vary between 5 and 10, depending on the phase of construction and the tasks to be completed. Basic construction equipment is expected to consist of the standard hand and power tools commonly used in the industry. The heaviest equipment would be associated with grading and concrete delivery.

Equipment and Construction Materials Staging Area

During construction, open yards onsite will be used as staging areas. There is no anticipated need for staging areas within any public right-of-way.

Additional Pertinent Information

The proposed units meet the physical standards required by Title 27 (SBMC §27.13.060) which are discussed below.

1. Parking. Off-street parking for a condominium unit shall be in accordance with Chapter 28.90.100. As noted above, each unit has an attached two-car garage (with storage for the unit included in the garage design) which meets required parking.
2. Private Storage Space. Each unit shall have at least 300 cubic feet of enclosed, weatherproofed and lockable private storage space provided in one location in addition to the guest, linen, pantry, and clothes closets that are customarily provided. This requirement may be waived for a unit if an enclosed garage is provided for that unit. As noted above, each unit will have an attached (enclosed) two-car garage. Storage will be hung from the ceiling of each unit's garage. Therefore, the proposed project meets and exceeds the requirements for private storage space since both an enclosed garage and private storage space is provided for each unit.
3. Utility Metering. Each unit will have its own utility meters. (a) The consumption of gas and electricity within each unit shall be separately metered so that the unit's owner can be separately billed for each utility. (b) A water shut-off valve shall be provided for each plumbing fixture. (c) Each unit having individual meter(s) or heater(s) shall have access to its meter(s) and heater(s) which shall not require entry through another unit. (d) Each unit shall have its own panel, or access thereto, for all electrical circuits which serve the unit. (e) An exception may be granted to the above restrictions when heat or power is provided by means of solar energy. These requirements will be met. As depicted on the Civil Engineer sheets, each unit will have its own utility meters.
4. Laundry Facilities. A laundry shall be provided in each unit; or if common laundry areas are provided, such facilities shall consist of not less than one automatic washer and one dryer for each five (5) units or a fraction thereof. A laundry area has been provided with each unit, as depicted on the Floor Plans.
5. Public Improvement Districts. The applicant shall waive the right, through deed restriction, to protest the formation of public improvement districts as deemed appropriate by the Advisory Agency. The applicant acknowledges this requirement.
6. Density. The maximum number of dwellings may not exceed the number allowed by Section 28.15.080 (including slope density requirements where applicable) and the zone in which the project is located. The proposed project is located in the R-2 (Two-Family Residence Zone) district.

§28.18.070.D Specifies that for lots of seven thousand (7,000) square feet or more, there shall be provided a lot are of three thousand five hundred (3,500) square feet or more for each dwelling. Therefore, three condominium units could conceivably be placed on a 10,500 square foot lot. The gross lot area of the project site is 11,275 square feet, thereby exceeding the minimum requirement.

7. Unit Size. The enclosed living or habitable area of each unit shall be not less than 400 square feet. As noted on Sheet T-1.1, each of the units would contain more than 400 square feet.
8. Outdoor Living Space. Outdoor living space shall be provided as set forth in Section 28.21.081. Outdoor living space requirements can be provided using two different methods as noted in §28.21.081. Outdoor living space / open yard area required by these methods is summarized below.

Method A			Method B (10% open space as stated in §28.21.080.6 is waived when using this method)		
Unit	Required Square Footage (ground floor / second floor)	Minimum Dimension in Any Direction (ground floor / second floor)	Open Yard Areas	Minimum Dimension in Any Direction	Setback Use for Open Yard Areas
Studio	100 / 60	10' / 6'	Open yard areas shall consist of at least 15% of total lot area.	20' for at least one open yard area.	Open yard areas may include required side and rear yard setback areas, but not required front yard areas.
1 Bedroom	120 / 72	10' / 6'			
2 Bedroom	140 / 84	10' / 6'			
3 Bedroom	160 / 96	10' / 6'			

The proposed project meets the Private Outdoor Living Space criteria, as specified on Sheet T-1.1 and depicted on Sheet L-1.1.

9. Storage of Recreational Vehicles. The provision for storage of recreational vehicles shall be determined by the Advisory Agency at the time of the approval of the tentative map. No recreational vehicle storage space is proposed as a part of this project.

Hazardous Materials/Contamination

The project would not involve the disposal of hazardous materials. The site is vacant and therefore, no demolition or removal of hazardous/contaminated materials is expected. No abandoned wells are known to exist in the area. The site is not a known hazardous waste site.

Summary

The proposed project will provide additional urban infill housing within the City of Santa Barbara, incorporate aesthetically pleasing site improvements, and address the surrounding neighborhood with an architectural style that compliments the area's character. We are not aware of any significant issues facing the project and hope it will be received favorably by City staff.

Please do not hesitate to contact me at (805) 564-3354, ext. 18 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Noah Greer'.

Noah Greer
Project Manager
ON Design Architecture and Planning

Attachments (provided with original submittal, unless otherwise noted):

- 5 sets of plans and one reduced set (updated plans attached)
- Site Photos
- Preliminary Title Report dated 1-05-2007 (two copies)
- Flood Hazard Determination dated 8-15-2005
- FIRM Map Printout dated 8-11-2005
- Archaeological Letter Report, Stone Archaeological Consulting, dated 6-6-2006
- Storm Drainage Report, Mike Gones Civil Engineer, dated 9-2006
- Check in the amount of \$6,050.00

Cc: Jaime Melgoza, 1151 Estrella Drive, Santa Barbara, CA 93110

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1115 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-014
Application Number: MST2005-00609
Owner: Jaime & Ro Melgoza
Architect: Tom Ochsner
Agent: Dave Sullivan

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(4:44)

Justin Van Mullen, Architect, present.

Public comment opened at 4:54p.m.

Philip Walker, neighbor, asked what the size of the elevation and ridge peak would be. Mr. Walker expressed that his main concern was with the parking.

Public comment closed at 4:57p.m.

Straw vote: How many Board members would support the modification request? 5/3.

Motion: Continued indefinitely with the following comments: 1) The mass, bulk and scale is acceptable. 2) There is opportunity to add variety to three identical units, and have the front unit address the Quinientos Street with a porch element and front entry. 3) The three units would benefit in having a more detailed architectural style and by using additional types of materials. 4) The Board would like to see additional single story elements which would be more in keeping with the adjacent structures. 5) Vary the roof forms and eaves. 6) It is suggested to study variations in design and materials for the chimneys. 7) A majority of the Board supports the modification request for encroachment into the side yard as it. 9) Provide composite exterior elevations of all three buildings and a composite streetscape elevations including the adjacent neighbors. 10) Provide further photo documentation of the house next door, and from the second floor to ensure there are no privacy concerns for the neighbors. 11) The applicant is to correct the north arrow on the plans to reflect the accurate direction.

Action: Wienke/Mosel, 8/0/0.

CONCEPT REVIEW - CONTINUED ITEM**6. 1115 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-014
Application Number: MST2005-00609
Owner: Jaime & Robin Melgoza
Architect: Keith Nolan
Agent: Justin van Mullem

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(7:18)

Justin van Mullem and Jim Donahoe, from On-Design Architects, present.

Motion: Continued three weeks to Full Board with the following comments: 1) The Board feels that the site plan changes of the proposed project are moving in the right direction. 2) The addition of landscaping on the opposite side of the driveway easement definitely helps the aesthetics of the driveway. 3) The Board finds the front porch addition on Unit 1, facing the street, is a positive improvement, but sees that more needs to be done in presenting a one-story presence to the street. 4) Clarification and accuracy issues with the plans need to be addressed upon project's return to the Board. 5) The Board does not support the freestanding entry element as shown, and feel that it should be eliminated. 6) The Board does feel that the upper stories of all three units, are still too repetitive. Look for other ways of modulating the roof forms or fenestrations to significantly break up that identical quality. 7) The Board is still concerned with the randomness of the varied materials as indicated on the exterior elevation, and would look for further refinement of those as well. 8) The porches should be treated in a more traditional fashion by adding beams at the top of the proposed pillars, and consider adding a low railing at the porches to provide a sense of privacy and enclosure. 9) The Board appreciates the progress on the detailing, and looks forward to more quality detailing when the applicant returns.

Action: LeCron/Wienke, 8/0/0.

CONCEPT REVIEW - NEW ITEM**1. 1122 N MILPAS ST**

A-1 Zone

Assessor's Parcel Number: 029-110-023
Application Number: MST2006-00334
Owner: County of Santa Barbara
Architect: Steve Carter

(This is a courtesy review for a Santa Barbara County project at the Santa Barbara Bowl concert arena. The proposal consists of upgrades to the landscape, revisions to the hardscape and the addition of water features, upgrading site lighting, a new entry gate structure, and a complete new storm drain system.)

(THIS IS A COURTESY REVIEW OF THE PROPOSED LANDSCAPE PLAN FOR THE "GROVE" FOR THE SANTA BARBARA BOWL CONCERT ARENA.)

(3:20)

Steve Carter, Architect DesignARC; Susan Van Atta, Van Atta and Associates; Eric Lassen, Santa Barbara Bowl Foundation, and Karen McConaghy, present.

Motion: The Board made the following comments: 1) The overall concept is supported by the Board. 2) The use of water element and pathway elements are assets to project. 3) Restudy the entry area as its size relates to the number of pedestrian entering and exiting the area. Consider widen of the sidewalk stairs leading into the center area as a gesture to use center area as the cueing indoor focus and then splitting off. 4) Install gates that have a quality designed in keeping with the Bowl. 5) Designs of the pathway and edges, retaining walls, fountain, seating area and retaining walls should be as natural and rustic as possible. To prevent safety hazards, the gate openings are to be adequately tucked into the wall system. 6) To prevent an overdeveloped look, emphasize the landscape and reduce emphasis on hardscape. 8) Built elements are to be understated. 9) Minimize retaining wall heights.

Action: Manson-Hing/Sherry 6/0/0. Bartlett stepped down.

CONCEPT REVIEW - CONTINUED ITEM**2. 1115 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-014
Application Number: MST2005-00609
Owner: Jaime and Robin Melgoza
Agent: Justin Van Mullem
Architect: Keith Nolan

(Proposal to construct three detached two-story condominium units totaling 5,823 square feet with three attached two-car garages totaling 1,377 square feet on an 11,275 square foot vacant lot. Two additional uncovered parking spaces are proposed.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(4:10)

Justin Van Mullem, Agent; Keith Nolan, Architect, present.

Motion: Continued indefinitely to the Staff Hearing Officer, and return to the Full Board with the following comments: 1) The site plan for the infill is appropriately scaled for the neighborhood, presenting a narrow building frontage to streets, and provides a full-width single-story covered porch. 2) The Craftsman style of Buildings A and B are successful. Provide similar Craftsman style on the Building C. 3) Restudy the detailing of the porch railing of Building. A. 4) The west facing gable roof on Building A appears to be more massive and out of style with the Dutch-gabled roof. Restudy to lower the roof and chimney height. Restudy the gable end vent on the south street elevation of Unit A. 5) Use carriage doors throughout the project. 6) The proposed driveway entry elements are good identifiers for the project. 7) Provide a landscape plan.

Action: Wienke/Mudge, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 565 YANKEE FARM RD

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-005
Application Number: MST2005-00759
Applicant: Nils Hammerbeck
Owner: Honuakai LLC

(Proposal for a new 6,304 three-story single-family residence, a 1,300 square foot attached garage, and a 500 square foot detached accessory structure. The existing 2,773 square foot single-family residence on the 3.51 acre lot will be demolished. Cut and fill grading will be balanced on-site. This project requires approval of a Coastal Development Permit. A Modification is requested for the garage to exceed 750 square feet.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(4:38)

Nils Hammerbeck, Agent and Designer; and Andreas Von Blotnitz, Client, present.